

81 Metcalfe Street

OTTAWA, ON

Boutique Downtown Office Building For Lease

Up to 12,567 sf of available space

STARBUCKS COFFEE



PROPERTY INCENTIVE

\$4,500 voucher available*

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*Minimum 5 year deal, leasing for 3,000 sf or more. Terms and conditions apply. Limited time offer for 6 months

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Prime Downtown Location

81 Metcalfe Street is a prominent corner property situated in the heart of Ottawa's downtown core. This location offers stunning panoramic street views and a strong aesthetic presence, making it a standout choice for businesses.

Each floor features large windows that allow ample natural light to fill the space, creating an inviting intimate boutique atmosphere. With a Starbucks conveniently located on site, this property provides both a vibrant environment and essential amenities, making it ideal for those seeking to establish themselves in a bustling urban area.

The high foot traffic, fewer tenants and the visibility of this important block further enhance its appeal for business growth and investment opportunities.



AVAILABILITY
Immediately &
Suite 310: Available October 1st 2026

MANAGED BY / GERE PAR
COLONNADE
BRIDGEPORT
613-225-8118



\$15.00 PSF (NET) - LEASE



\$19.23 psf (Additional Rent 2025 est.)

Property Overview

Address: 81 Metcalfe Street,
Ottawa, ON K1P 6K7

Location: Located in between
Slater Street and Met-
calfe Street. Frontage
on Slater Street

Net Rent: \$15.00 psf

Additional Rent: \$19.23 psf (2025 est.)

Available: Immediately

- Minutes to HWY 417
- Steps to Parliament LRT Station
- Starbucks on-site
- Within walking distance to many shops, restaurants, hotels and services

Key Highlights:

- Renovated lobby, renovated washrooms and new high-speed elevators
- Tenant amenities include secured bicycle racks, showers and a common boardroom
- Professionally managed by Colonnade BridgePort



Available Areas

Suite 300: 3,150 sf
High-end
Turnkey Space
Contiguous
with suite 310
forming a total
of +/- 5,193 sf

Suite 310: 2,043 sf
High-end
Turnkey Space
Contiguous
with suite 300
forming a total
of +/- 5,193 sf

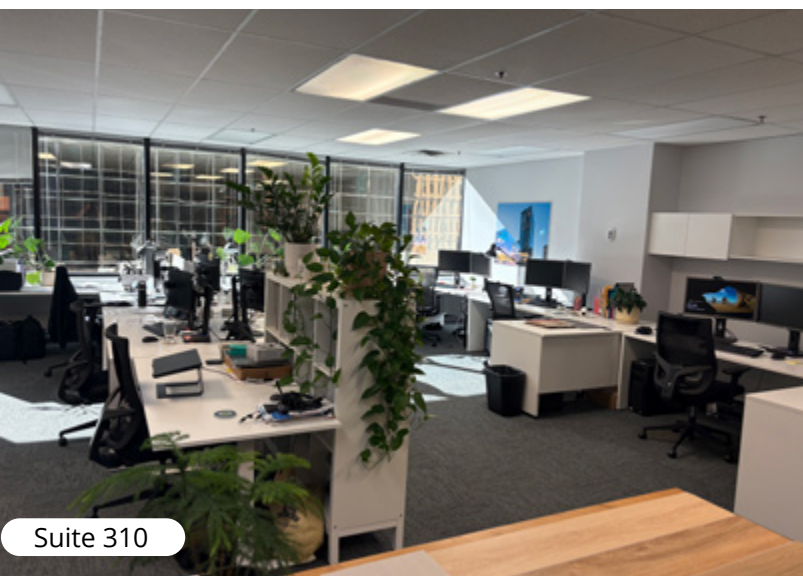
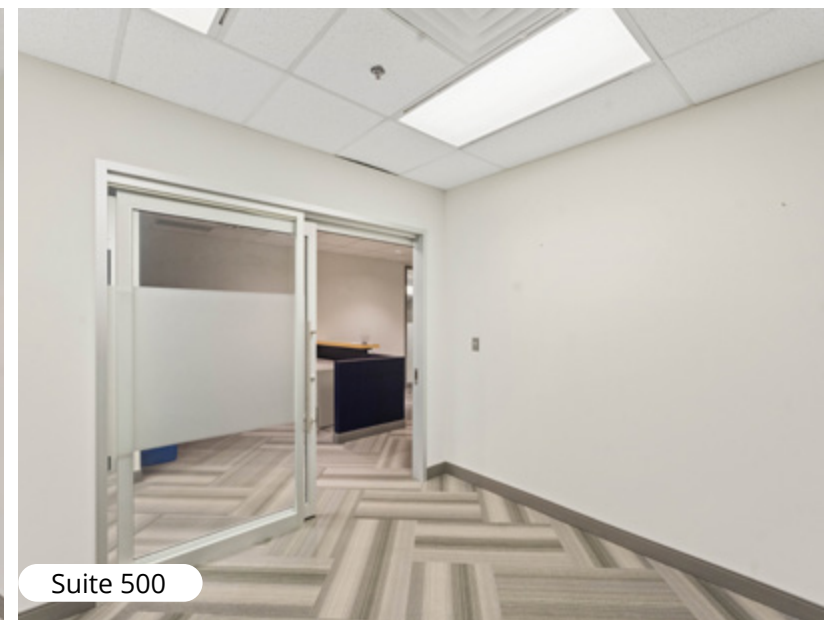
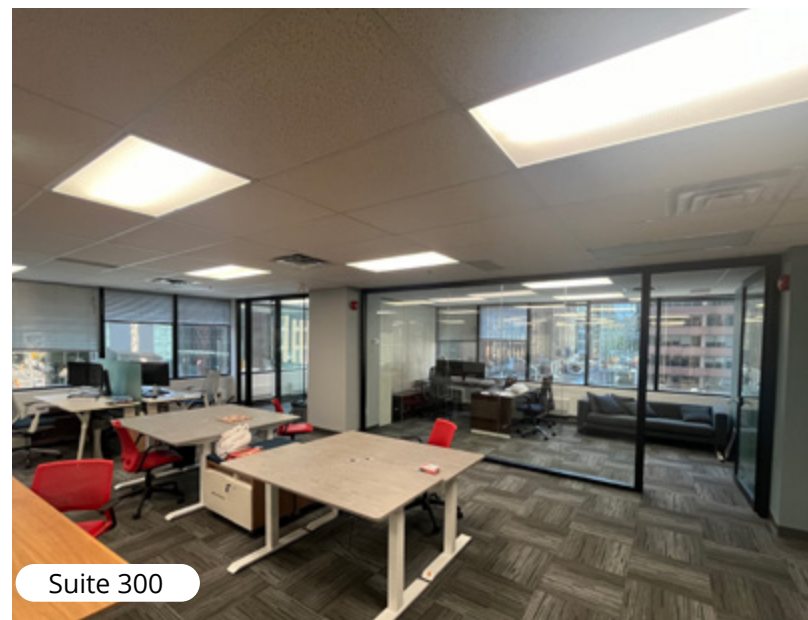
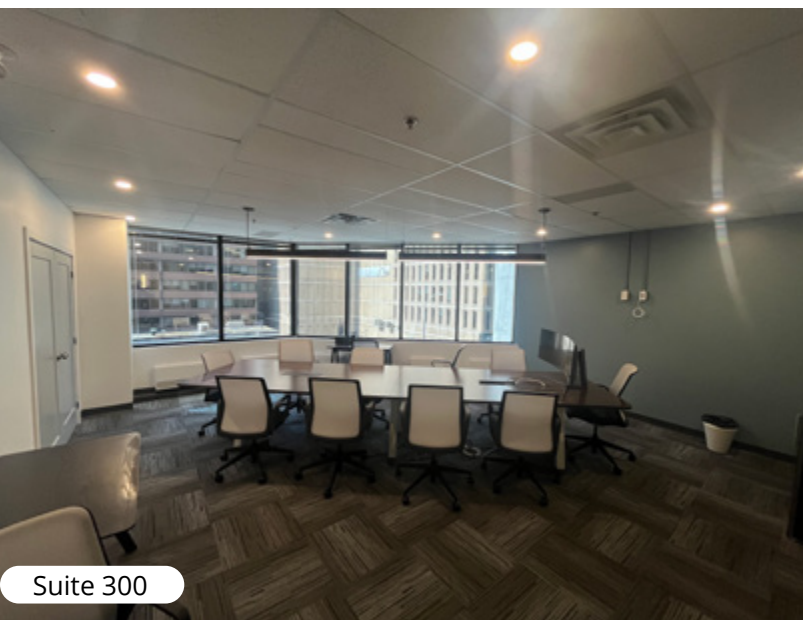
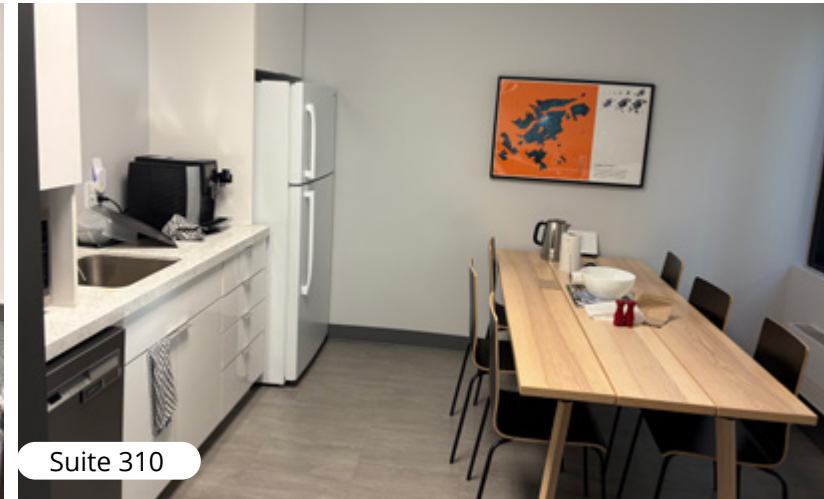
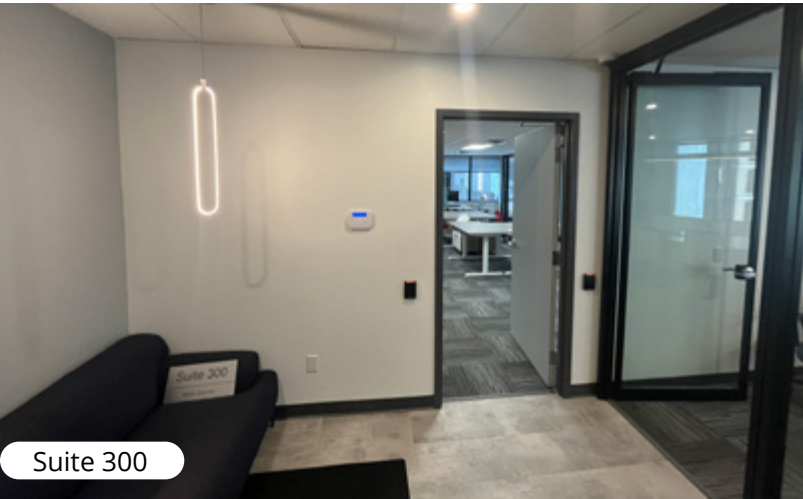
Suite 500: 2,509 sf
High-end
Turnkey Space
LEASED

Suite 510: 2,172 sf

Suite 800: 3,290 sf
Coming soon:
Move-in ready
suite with
generous TIA
available

Suite 810: 1,912 sf

Suite 1200: 5,196 sf
LEASED



81
Metcalfe Street
OTTAWA, ON

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Suite 510



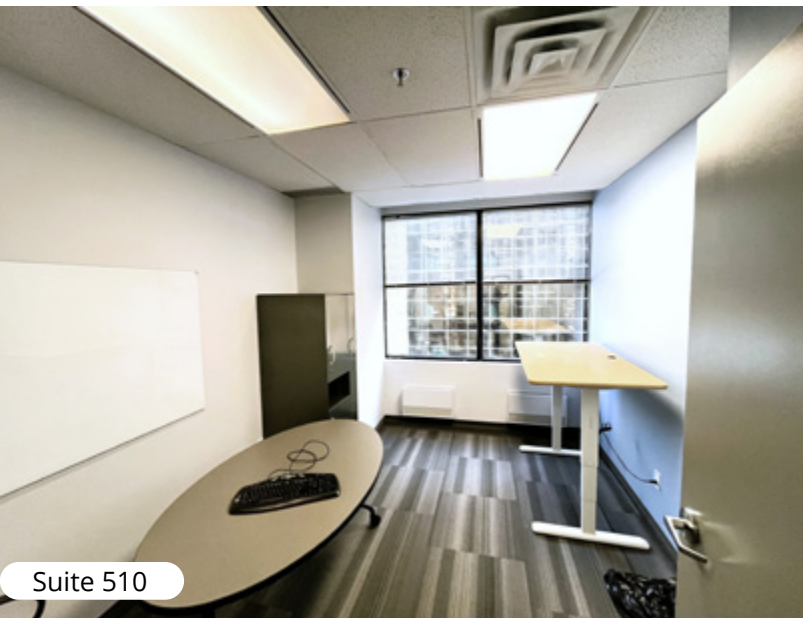
Suite 510



Suite 800



Suite 800



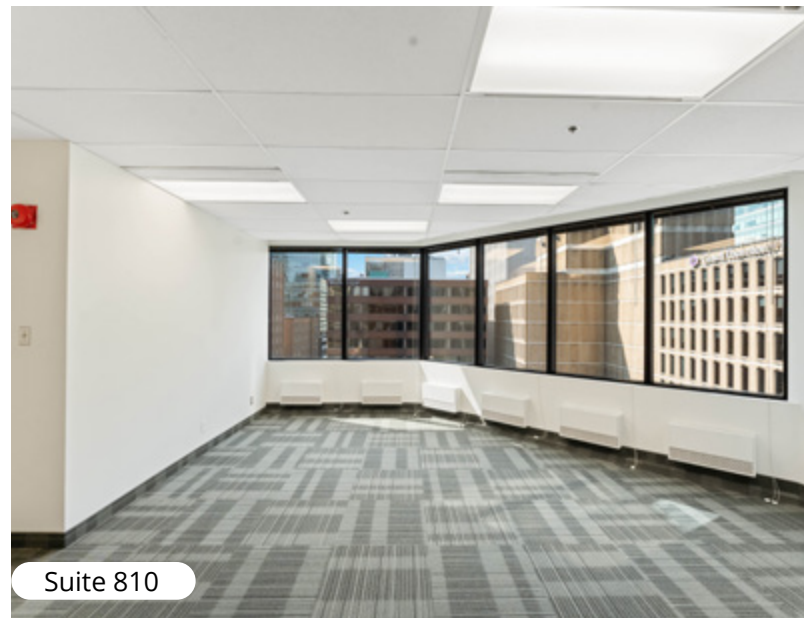
Suite 510



Suite 510



Suite 810



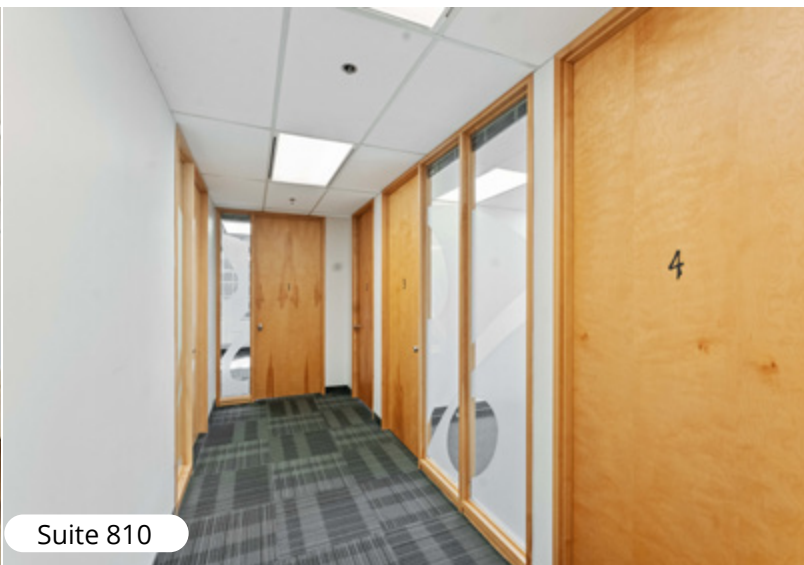
Suite 810



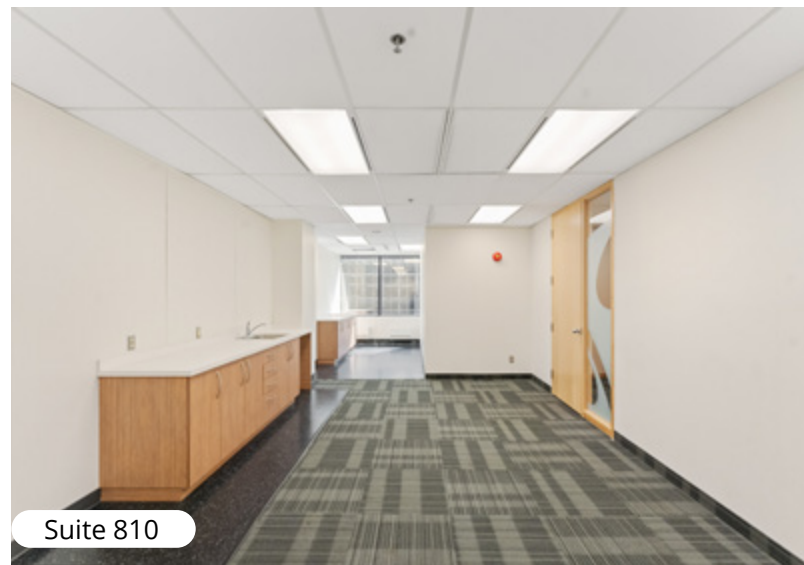
Suite 800



Suite 800



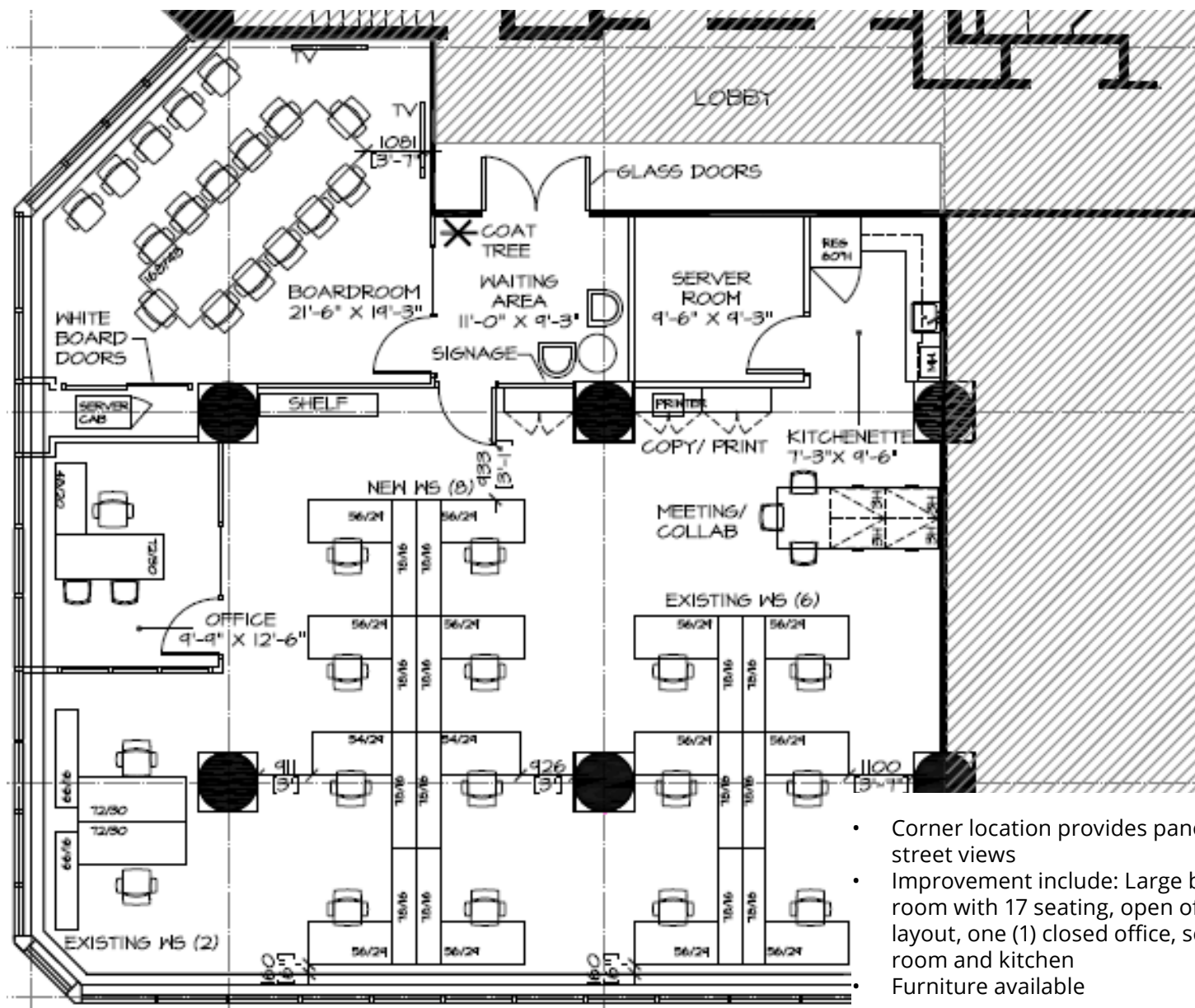
Suite 810



Suite 810

Floor Plan: Suite 300

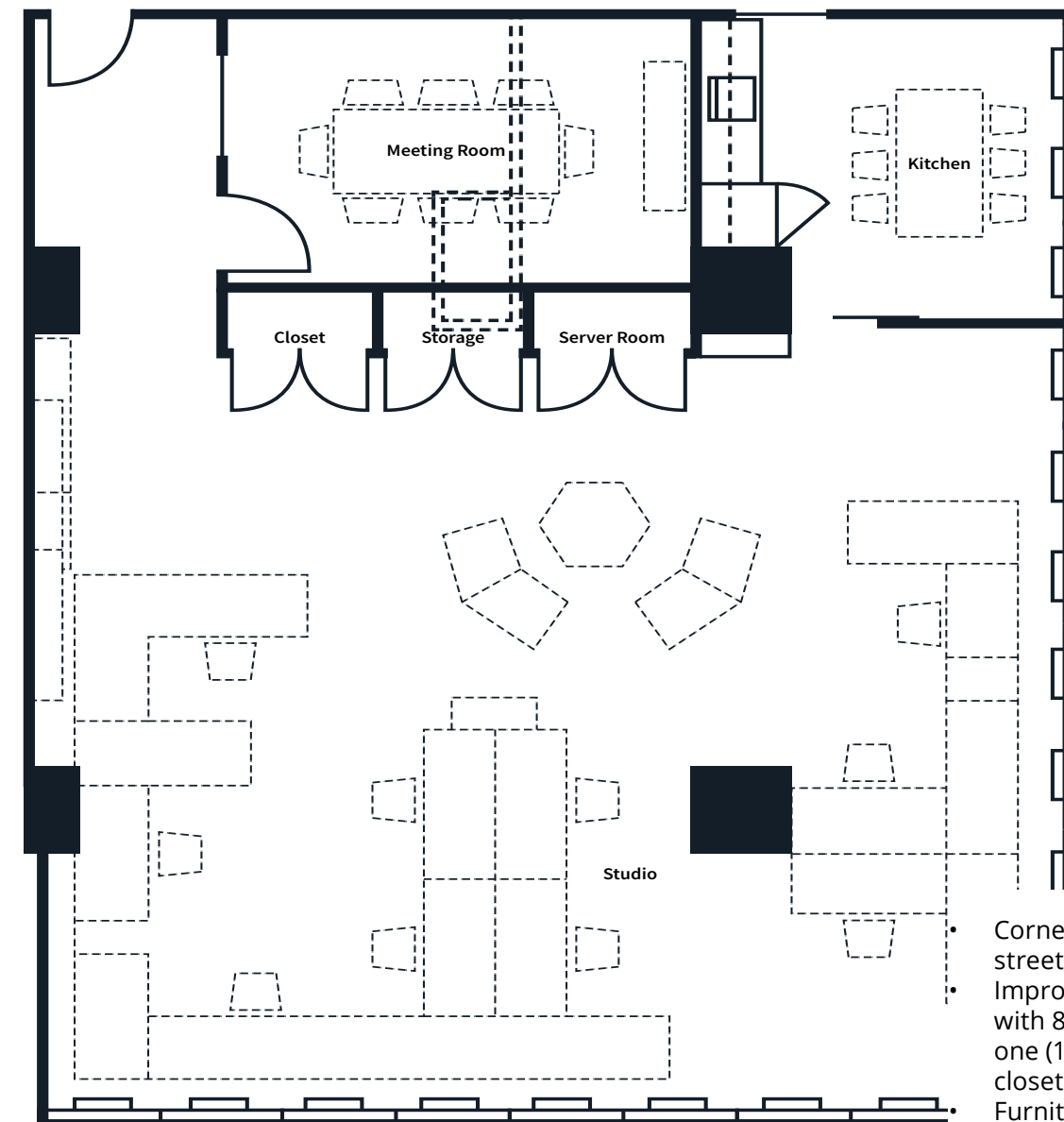
3,150 sf



- Corner location provides panoramic street views
- Improvement include: Large boardroom with 17 seating, open offices layout, one (1) closed office, server room and kitchen
- Furniture available

Floor Plan: Suite 310

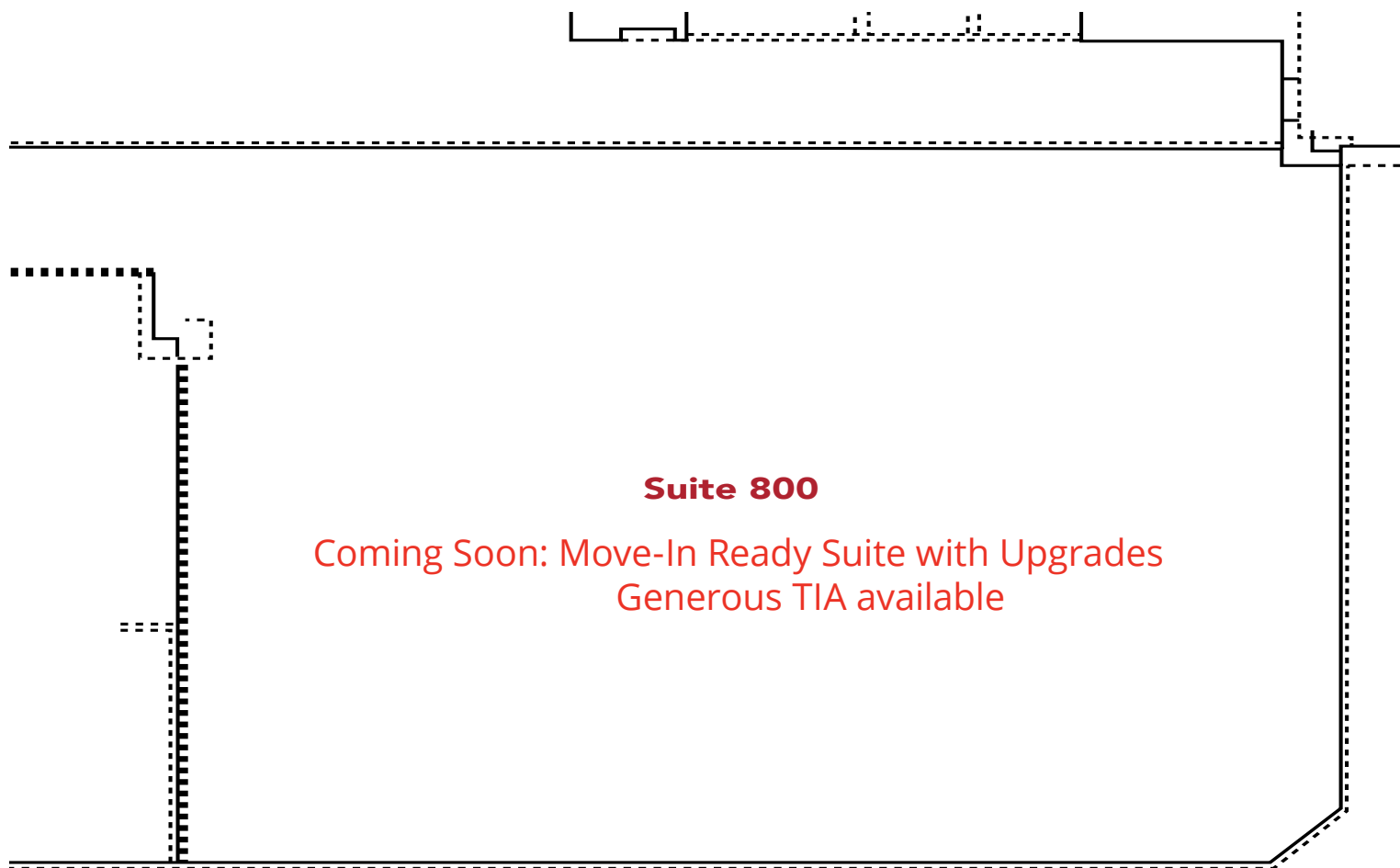
2,043 sf



- Corner location provides panoramic street views
- Improvement include: Boardroom with 8 seating, open offices layout, one (1) closed kitchen, server room, closet and storage
- Furniture available

Floor Plan: Suite 800

3,290 sf



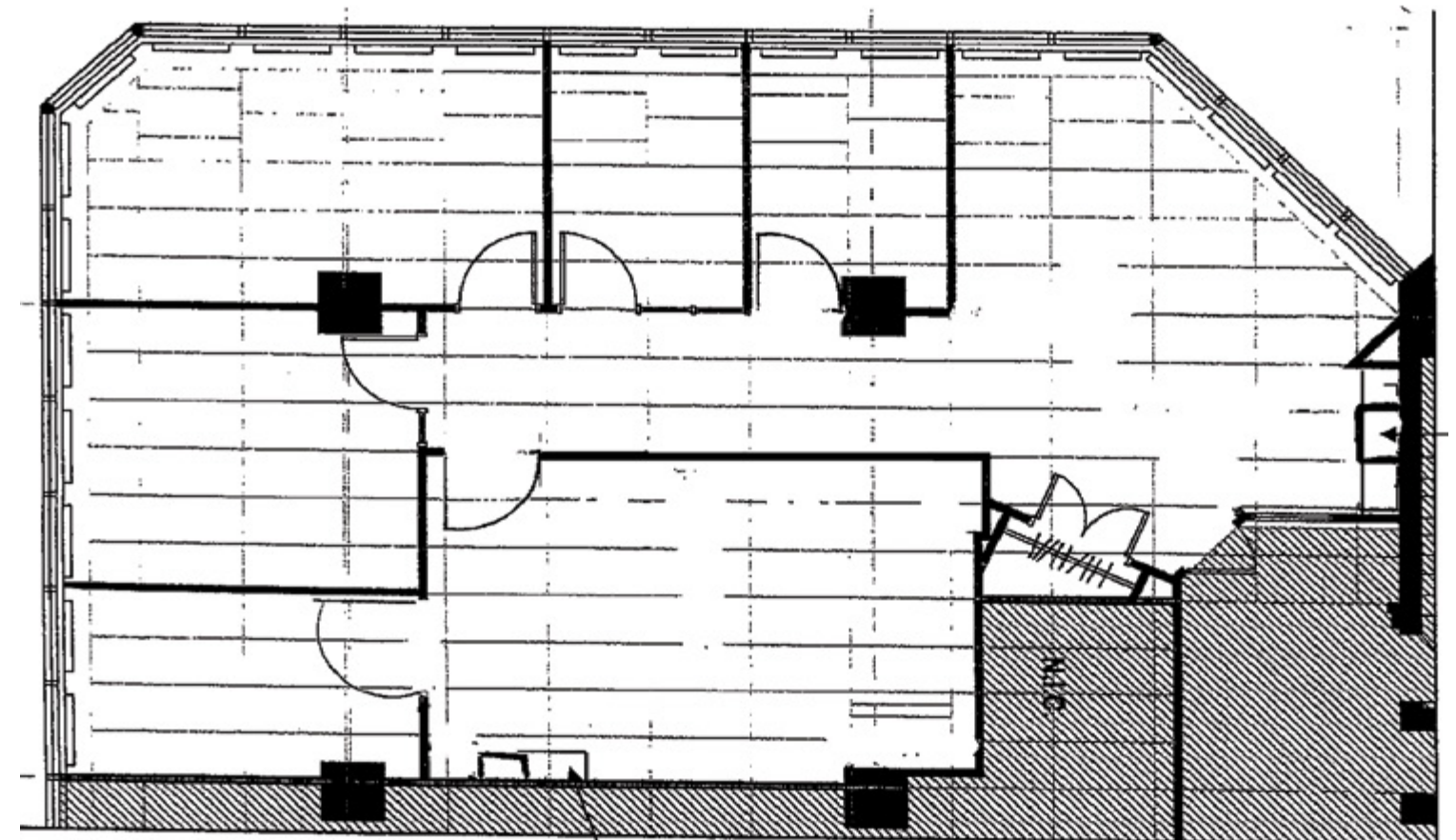
Suite 800

Coming Soon: Move-In Ready Suite with Upgrades
Generous TIA available

- Can be combined with 810 for full floor.
- Corner location provides panoramic street views
- Competitive lease incentives available

Floor Plan: Suite 810

1,912 sf



- Can be combined with 800 for full floor.
- Direct elevator lobby exposure
- Corner location provides panoramic street views
- Take advantage of existing leaseholds
- Improved premises include 4 offices and boardroom with servery
- Competitive lease incentives available

81 Metcalfe Street

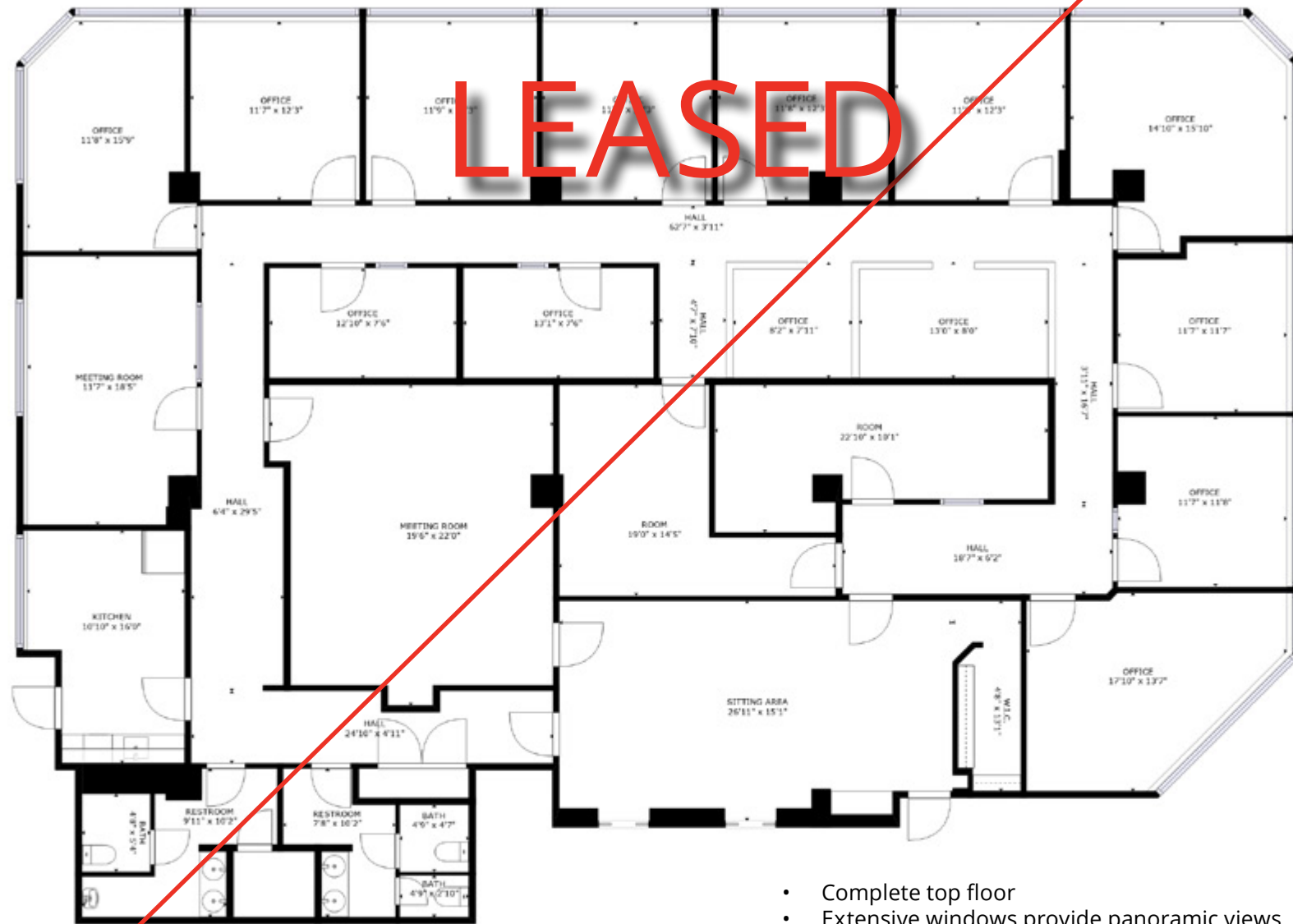
OTTAWA, ON

Floor Plan: Suite 1200

5,196 sf

360° Virtual Tour

LEASED



- Complete top floor
- Extensive windows provide panoramic views
- Quality improvements throughout
- Generous lease incentives
- Check out a 360 virtual tour

FLOOR 1



Location Details

The 12 storey building is located in the downtown core near the corner of Metcalfe Street on Slater Street with quick access to Highway 417.

Situated in the downtown core in close proximity to a variety of amenities within walking distance such as; Rideau Centre & Byward Market.

Travel Distances

| | |
|------------------------------|-------------------|
| Highway 417 | 2.9 km 7 mins |
| Nepean, Ottawa | 16.6 km 24 mins |
| Kanata, Ottawa | 22.6 km 21 mins |
| Ottawa International Airport | 13.2 km 19 mins |

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Contact

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